



6 Prospect Place, Watlington,  
Oxfordshire, OX49 5AJ

 **Griffith & Partners**  
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS





#### DESCRIPTION

Built in the 1850's, this well loved cottage situated in a peaceful location with a large mature garden is ready for complete renovation and extension STPP.

#### ACCOMMODATION - GROUND FLOOR:

Wooden door into:

#### PORCH:

Double glazed window to the side and door to:

#### LIVING ROOM: 4.14m (13'7") x 3.7m (12'2")

Double glazed window to the side overlooking the garden, open fire and door to:

#### INNER HALLWAY: 2.78m (9'1") x 2.4m (7'10")

Stairs rising to the first floor with cupboard below and door to:

#### KITCHEN: 2.18m (7'2") x 5.76m (18'11")

Rayburn, double glazed windows to the rear, larder cupboard and sliding door to:

#### REAR LOBBY:

Doors to storage cupboard, bathroom, WC and rear.

#### BATHROOM:

Panel sided bath, hand wash basin and double glazed obscured glass window to the side.

#### WC:

High cistern WC and double glazed obscured glass window to the rear.

#### FIRST FLOOR - LANDING:

Doors to bedrooms one and two.

#### BEDROOM ONE: 4.61m (15'1") x 2.84m (9'4")

Double room with double glazed window to the side overlooking the garden.

#### BEDROOM TWO: 3.38m (11'1") x 3.26m (10'8")

Double room with double glazed window to the front.





#### **OUTSIDE:**

A beautiful large garden mainly laid to lawn with well planted flower, shrub and tree borders enclosed by mature hedging and wood panel fencing.

#### **SERVICES AND OUTGOINGS:**

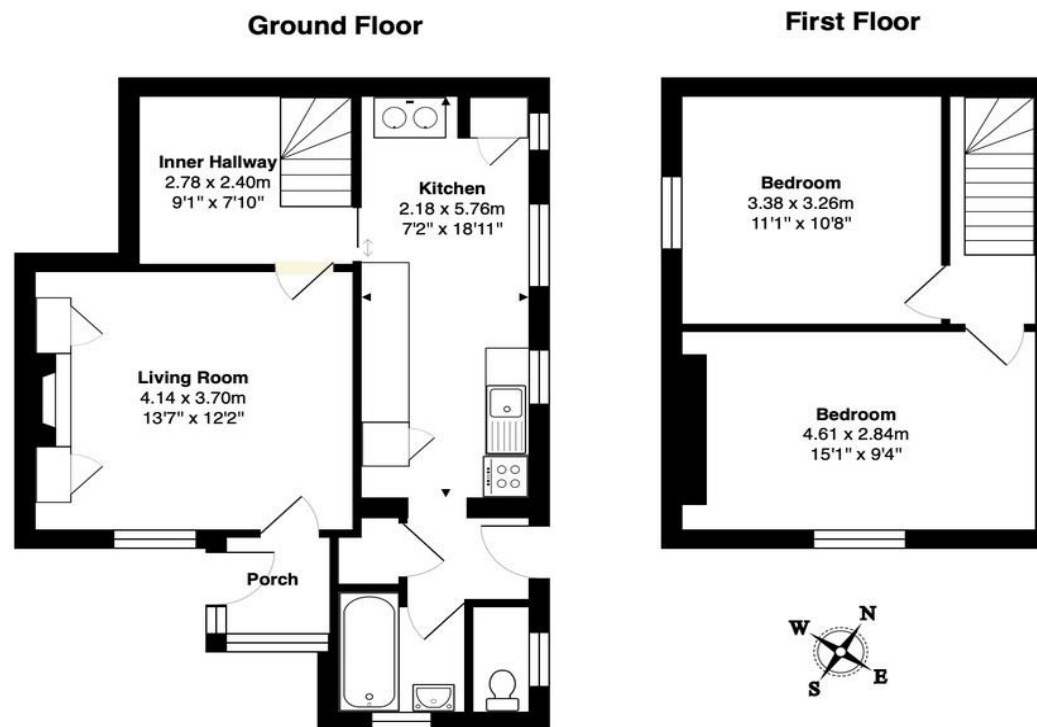
Main water, draining and electricity. South Oxfordshire District Council - Tax Band C.

#### **EPC RATING:**

6 G

#### **VIEWING ARRANGEMENT:**

Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939.



Approx. Gross Internal Area 74.0 m<sup>2</sup> ... 796 ft<sup>2</sup>

Disclaimer: It is not our policy to test services and domestic appliances and cannot verify as to their working order. The purchaser should seek expert advice from solicitors/surveyors. Neither these particulars nor oral representation form any part of any contract and their accuracy cannot be guaranteed.

G298

42 High Street, Watlington  
Oxfordshire, OX49 5PY  
01491 612831

33a High Street, Benson  
Oxfordshire, OX10 6RP  
01491 839939

 **Griffith & Partners**  
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS  
[griffithandpartners.co.uk](http://griffithandpartners.co.uk)